

RESOLUTION 21-09

WHEREAS, The County Commissioners of Queen Anne's County are authorized under Section 1-104(p) of the Code of Public Laws of Queen Anne's County (Article 18 of the Code of Public Local Laws of Maryland) "to provide that any valid charges or assessments made against real property within the County shall be liens upon such property to be collected in the same manner as County taxes are collected",

AND WHEREAS, Queen Anne's County Ordinance No. 94-04 ("The Nuisance Ordinance") provides, inter alia, that "The County Commissioners of Queen Anne's County shall have the full power and authority to abate any nuisance as set forth herein by an appropriate means and to assess the property owner for the costs thereof. Any damage or assessments made hereunder shall be a lien against the real property benefitted and may be collected in the same manner as County real estate taxes.

AND WHEREAS, pursuant to the authority set forth above, The County Commissioners have abated to have caused to be abated a nuisance on the property described below and have determined that the costs thereof are fair and reasonable and are valid charges and assessments.

NOW THEREFORE IT IS RESOLVED, by The County Commissioners of Queen Anne's County that the amount shown below be assessed as a lien against the property described below and that the same be collected in the same manner as County real estate taxes.

PROPERTY: 542 Talbot Rd.
Stevensville, MD

TAX MAP: 0070 GRID: 0000 PARCEL: 0105 LOT: 21 SECTION: 1 TAX ID#: 1804062752

OWNER: Olena Tychynska

OCCUPIED-__ VACANT- X BANK OWNED-__ VACANT LOT-__ RENTED-__

AMOUNT OF ASSESSMENT: \$120.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 24th
day of August, 2021.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

To: County Commissioners

ACTION ITEM

From: Vivian Swinson
Zoning Administrator *VS*

Date: August 12, 2021

RE: Map 0070 Grid 0000 Parcel 0105 Section 1 Lot 21 542 Talbot Rd. Stevensville, MD 21666

On May 12, 2021, an independent contractor hired by the Zoning Office cut the grass at the above referenced address after the property owner ignored repeated attempts by the Zoning Inspector to get the site to comply with Queen Anne's County Code *Chapter 19 Article II §19-2.L.(2)* which states: *A person may not allow any vegetation to grow higher than 12 inches on any lot or parcel that is : (a) Less than three acres in size; and (b) located in an approved or recorded residential subdivision or any part of which is within 200 feet of a neighboring residence.*

Attached is the Resolution to place a lien on the subject property so the County can be reimbursed for the cost of the grass cutting.

Recommended Action:

I move that we approve the Resolution to place a lien on the property located at 542 Talbot Rd. in the amount of \$ 220.00

DEPARTMENT OF PLANNING & ZONING



*Queen
Anne's
County*

110 Vincit St., Suite 104
Centreville, MD 21617

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

May 27, 2021

Olena Tychynska
542 Talbot Rd.
Stevensville, MD 21666

RE: Tax Map 70 Parcel 105 Lot 21

Dear Ms. Tychynska:

:

Queen Anne's County hired an independent contractor to cut the grass on the property referenced above. Attached is a copy of the bill.

Therefore, you have twenty (20) days from the date of this letter to pay the \$120.00 bill plus an administrative fee of \$100.00 for a total of \$220.00. Failure to pay the full amount will result in a lien being placed against your property. Please make the check payable to the Queen Anne's County Commissioners and mail it to the above address. If payment has not been made in the twenty (20) day period, the payment then must be sent to Queen Anne's County Finance Office at 107 North Liberty Street Centreville MD 21617.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00 am if you need to contact me.

Sincerely,

Harold L. Veasel
Nuisance Inspector

Attachments: Invoice: Callahan's Lawn Care

Callahan's Lawn Care

**P.O. Box 241
Queenstown, MD 21658**

Invoice

DATE	INVOICE #
5/24/2021	7973

BILL TO
Queen Annes County Att. Vivian Swinson 110 Vincit street Suite 104 Centreville , MD 21617

amount enclosed

TERMS

ITEM	DESCRIPTION	SERVICED	AMOUNT
cut	542 Talbot road cut overgrown lawn	5/12/2021	120.00
Thank you for your business.		Total	\$120.00



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

DEPARTMENT OF PLANNING & ZONING

110 Vincit St., Suite 104
Centreville, MD 21617

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

May 4, 2021

Olena Tychynska
542 Talbot Rd.
Stevensville, MD 21666

RE: Tax Map 70 Parcel 105 Lot 21

Dear Ms. Tychynska:

During routine inspections in your area I noticed your grass has not been cut. I have determined that you are in violation of Queen Anne's County Code *Chapter 19 Article II §19-2 L. (2) which states: A person may not allow any vegetation to grow higher than 12 inches on any lot or parcel that is: (a) Less than three acres in size; and (b) located in an approved or recorded residential subdivision or any part of which is within 200 feet of a neighboring residence.*

You have 7 days from the date of this letter to address the violation. If the grass on the entire lot is not cut, you may be issued a citation or Queen Anne's County may hire an independent contractor to cut the grass. Failure to pay the cost of the grass cutting within 20 days will result in a lien being placed against your property.

I can be reached at 410 758-4088 Monday thru Friday from 8am to 10am if you need to contact me.

Sincerely,

Harold L. Veasel
Zoning Inspector

SPWA LETTER

Real Property Data Search (w1)

Search Result for QUEEN ANNE'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 062752

Owner Name:	TYCHYNSKA OLENA	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	542 TALBOT RD STEVENSVILLE MD 21666-	Deed Reference:	/02887/ 00116

Premises Address:	542 TALBOT RD STEVENSVILLE 21666-0000 Waterview	Legal Description:	LOTS 21 - BLK F KENT ISLAND ESTS-SECT 1
--------------------------	---	---------------------------	--

Map: 0070	Grid: 0000	Parcel: 0105	Neighborhood: 8010007.18	Subdivision: 4009	Section: 1	Block: F	Lot: 21	Assessment Year: 2021	Plat No:
									Plat Ref:

Town: None

Primary Structure Built 1972	Above Grade Living Area 916 SF	Finished Basement Area	Property Land Area 20,000 SF	County Use
--	--	-------------------------------	--	-------------------

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	ASBESTOS SHINGLE/	3	1 full		

	Base Value	Value As of 01/01/2021	Phase-in Assessments	
			As of 07/01/2020	As of 07/01/2021
Land:	153,600	174,000		
Improvements	29,600	25,000		
Total:	183,200	199,000	183,200	188,467
Preferential Land:	0	0		

Seller: BAYVIEW LOAN SERVICING LLC	Date: 04/24/2018	Price: \$87,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02887/ 00116	Deed2:
Seller: ALTHER DAVID P	Date: 08/07/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02748/ 00112	Deed2:
Seller: ALTHER DAVID P	Date: 06/28/2017	Price: \$151,000
Type: ARMS LENGTH MULTIPLE	Deed1: /02726/ 00122	Deed2:

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Status: No Application

Homeowners' Tax Credit Application Status: No Application **Date:**

1. This screen allows you to search the Real Property database and display property records.





04/30/2021



04/30/2021



04/30/2021





05/11/2021



05/11/2021



05/11/2021